

THE BOARD OF COUNTY COMMISSIONERS OF CLERMONT COUNTY, OHIO,
met in regular session on the 20th day of January 2021, with the following members present:

David L. Painter,
Claire B. Corcoran,
Bonnie J. Batchler,

Commissioner Painter Moved for the adoption of the following Resolution:

RESOLUTION NO. 011-21

RESOLUTION TO CERTIFY DELINQUENT UTILITY CHARGES TO CLERMONT COUNTY AUDITOR FOR PLACEMENT ON REAL PROPERTY TAX LIST AND DUPLICATE

WHEREAS, the statutes of the State of Ohio provides and set forth the manner and method of collection of delinquent accounts for charges assessed for utility services; and

WHEREAS, Ohio Revised Code Sections 6117.02 and 6103.02 provides that when any rents or charges for utility services are not paid when due and the unpaid rents or charges have arisen pursuant to a service contract made directly with an owner who occupies the property served by the connection, the Board of County Commissioners may certify the amount together with any penalties to the County Auditor who shall place them upon the real property tax list and duplicate against the property served by such connection; and

WHEREAS, the Rules and Regulations of the Clermont County Water Resources, Clermont County, Ohio, as amended, provide that the gross balance amount for utility services owing after the certification date and which has arisen pursuant to a service contract made directly with an owner who occupies the property served by the connection shall be certified to the County Auditor for placement on the real property tax list and duplicate against the property served by the connection and that the certified amount shall constitute a lien on the property from the date placed on the tax list and duplicate; and

WHEREAS, there are unpaid rents or charges owing for utility services for individuals past the certification date.

NOW, THEREFORE, BE IT RESOLVED, that the following list of individuals owing delinquent utility charges in the amount stated be certified to the Clermont County Auditor for placement on the real property tax list and duplicate against the identified properties served by the connection as identified in the attached Exhibit "A" and the Board certifies that these charges or rents have arisen pursuant to a service contract made directly with an owner who occupies the property served by the connection.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that upon the date of payment in full of any of the delinquent utility charges hereby certified to the real property tax list and duplicate, such paid charge will be removed as a lien against the property which it was hereby levied.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of County Commissioners hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board and that all deliberations of this Board and of its committees, if any, which resulted in formal action, were taken in meeting open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of Ohio Revised Code.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that a copy of this Resolution with Exhibit "A" be certified to the Clermont County Auditor for placement on the next tax bill.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that a copy of this Resolution with Exhibit "A" be provided to the Clermont County Treasurer to enable him to notify the Auditor at such time as any of the certified charges are paid.

Commissioner Batchler seconded the Resolution and upon roll call, the vote resulted as follows:

Mr. Painter, yes

Mrs. Corcoran, yes

Mrs. Batchler, yes

Date: January 20, 2021

ATTEST:

Holly Cruey
Holly Cruey, Clerk
Board of County Commissioners

RECEIPT

The undersigned, County Auditor of Clermont County, Ohio hereby acknowledges receipt of Resolution No. 011-21 Certifying Delinquent utility charges, certified in accordance with section 6117.02 and 6103.02 of the Ohio Revised Code, passed January 20, 2021 by the Board of County Commissioners of said County.

Date: Feb 5, 2021

Linda L. Fraley
Linda L. Fraley
County Auditor

Prepared and Approved By:
The Office of the Prosecuting Attorney
Clermont County, Ohio

BY: Ashley L. Edwards DATE: 1-6-21
Assistant Prosecutor

THE BOARD OF COUNTY COMMISSIONERS OF CLERMONT COUNTY, OHIO,
met in regular session on the 20th day of January 2021 with the following members present:

David L. Painter,
Claire B. Corcoran,
Bonnie J. Batchler,

Commissioner Painter Moved for the adoption of the following Resolution:

RESOLUTION NO. 012-21
RESOLUTION TO CERTIFY DELINQUENT UTILITY CHARGES TO CLERMONT COUNTY
AUDITOR FOR PLACEMENT ON REAL PROPERTY TAX LIST AND DUPLICATE

WHEREAS, the statutes of the State of Ohio provides and set forth the manner and method of collection of delinquent accounts for charges assessed for utility services; and

WHEREAS, Ohio Revised Code Sections 6117.02 and 6103.02 provides that when any rents or charges for utility services are not paid when due and the unpaid rents or charges have arisen pursuant to a service contract made directly with an owner who occupies the property served by the connection, the Board of County Commissioners may certify the amount together with any penalties to the County Auditor who shall place them upon the real property tax list and duplicate against the property served by such connection; and

WHEREAS, the Rules and Regulations of the Clermont County Water Resources, Clermont County, Ohio, as amended, provide that the gross balance amount for utility services owing after the certification date and which has arisen pursuant to a service contract made directly with an owner who occupies the property served by the connection shall be certified to the County Auditor for placement on the real property tax list and duplicate against the property served by the connection and that the certified amount shall constitute a lien on the property from the date placed on the tax list and duplicate; and

WHEREAS, there are unpaid rents or charges owing for utility services for individuals past the certification date.

NOW, THEREFORE, BE IT RESOLVED, that the following list of individuals owing delinquent utility charges in the amount stated be certified to the Clermont County Auditor for placement on the real property tax list and duplicate against the identified properties served by the connection as identified in the attached Exhibit "A" and the Board certifies that these charges or rents have arisen pursuant to a service contract made directly with an owner who occupies the property served by the connection.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that upon the date of payment in full of any of the delinquent utility charges hereby certified to the real property tax list and duplicate, such paid charge will be removed as a lien against the property which it was hereby levied.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of County Commissioners hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board and that all deliberations of this Board and of its committees, if any, which resulted in formal action, were taken in meeting open to the public, in full compliance with the applicable

legal requirements, including Section 121.22 of Ohio Revised Code.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that a copy of this Resolution with Exhibit "A" be certified to the Clermont County Auditor for placement on the next tax bill.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that a copy of this Resolution with Exhibit "A" be provided to the Clermont County Treasurer to enable him to notify the Auditor at such time as any of the certified charges are paid.

Commissioner Batchler seconded the Resolution and upon roll call, the vote resulted as follows:

Mr. Painter, yes

Mrs. Corcoran, yes

Mrs. Batchler, yes

Date: January 20, 2021

ATTEST:

Holly Cruey
Holly Cruey, Clerk
Board of County Commissioners

RECEIPT

The undersigned, County Auditor of Clermont County, Ohio hereby acknowledges receipt of Resolution No. 012-21 Certifying Delinquent utility Charges, certified in accordance with section 6117.02 and 6103.02 of the Ohio Revised Code, passed January 20, 2021 by the Board of County Commissioners of said County.

Date: Feb 5, 2021

Linda L. Fraley
Linda L. Fraley
County Auditor

Prepared and Approved By:
The Office of the Prosecuting Attorney
Clermont County, Ohio

BY: Allen L. Edmund DATE: 1-6-21
Assistant Prosecutor

RESOLUTION NO. 014-21

The Board of County Commissioners of Clermont County, Ohio, met in regular session on the 20th day of January, 2021, with the following members present:

Claire B. Corcoran, President

David L. Painter, Vice President

Bonnie J. Batchler, Member

Mr(s). Painter moved for the adoption of the following Resolution:

RESOLUTION ACCEPTING BIDS FOR THE SALE OF REAL ESTATE NO LONGER NECESSARY FOR PUBLIC USE LOCATED AT 175 AND 179 EAST MAIN STREET, BATAVIA, OHIO, AND PROPERTY LOCATED AT WEST MAIN STREET / CLOUGH PIKE, BATAVIA OHIO, KNOWN AND DEDICATED AS PARCEL NOS. 06-02-07.-079D, 06-02-07.-079E, AND 06-02-18.-039., RESPECTIVLY OF THE RECORDS OF THE CLERMONT COUNTY AUDITOR

WHEREAS, the Board of County Commissioners of Clermont County, Ohio, is the owner of parcels of real estate located at 175 and 179 East Main Street in the Village of Batavia, Ohio, and known and dedicated as Parcel Nos. 06-02-07.-079D and 06-02-07.-079E respectively and West Main Street and Clough Pike in the Village of Batavia, Ohio, known and dedicated as Parcel No. 06-02-18.-039. of the records of the Clermont County Auditor, as more particularly described in Exhibit "A" and "B", attached hereto and made a part hereof; and

WHEREAS, the Board of County Commissioners adopted Resolution No. 122-20 on the 7th day of July, 2020, which determined that the above described parcels are no longer needed for public use and should be sold by public auction pursuant to the conditions and requirements of Sections 307.09 and 307.10 of the Ohio Revised Code, with a minimum acceptable bid set at \$39,000.00 for parcel 06-02-07-079D, \$46,200.00 for parcel 06-02-07-079E, \$58,590.00 for parcel 06-02-018.039.; and

WHEREAS, the Board of County Commissioners entered into a contract with Craig Lytle Auctioneer, LLC. for Advertising and Auctioneer Services for the public auction and public notice of the sale of such property was given on September 27, 2020 in the Clermont Sun, a paper of general circulation in the county, and by posting on the Clermont County website at <https://clermontcountyohio.gov/legal-notices/> with a public auction held on October 29, 2020 pursuant to Section 307.10 (A) of the Ohio Revised Code; and

WHEREAS, a bid was received in the amount of \$146,000.00 from Huber Homes Management LLC, 388 Chapel Road, Amelia, OH 45102 for the real property described as Parcel Nos. 06-02-07.-079D & 06-02-07.-079E located at 175 and 179 East Main Street, Village of Batavia, Ohio and said bidders deposited the 10% of the bid in the amount of \$14,600.00; and

WHEREAS, a bid was received in the amount of \$82,000.00 from J3 Development LLC, 11641 Mosteller Road, Cincinnati OH 45241 for the real property described as Parcel No. 06-02-18.-039 located on Clough Pike, Village of Batavia, Ohio and said bidders deposited the 10% of the bid in the amount of \$8,200.00

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Clermont County, Ohio, with at least two-thirds of its members concurring as followings:

SECTION I

That the Board of County Commissioners of Clermont County, Ohio hereby accepts the bids submitted by Huber Homes Management LLC, and J3 Development LLC, respectively for the real estate described in Exhibits "A" and "B" and in conformity with the bid specifications and all other legal requirements pursuant to and in compliance with Section 307.10 of the Ohio Revised Code.

SECTION II

That the Board of County Commissioners of Clermont County, Ohio hereby execute the Contract to Purchase of Real Property by and between the County and Huber Homes Management, LLC whose address is 388 Chapel Drive, Amelia, OH 45102 for the purchase price of \$146,000.00 and to further authorize the President of the Board of County Commissioners or the Clermont County Administrator to execute the Quit Claim Deed relative thereto and;

That the Board of County Commissioners of Clermont County, Ohio hereby execute the Contract to Purchase of Real Property by and between the County and J3 Development, LLC whose address is 11641 Mosteller Road, Cincinnati, OH 45241 for the purchase price of \$82,000.00 and to further authorize the President of the Board of County Commissioners or the Clermont County Administrator to execute the Quit Claim Deed relative thereto and;

SECTION III

That the Board of County Commissioners hereby authorizes the Office of the Prosecuting Attorney of Clermont County, Ohio to undertake to close upon the sale of such Contract to Purchase of Real Property as identified above and to carry out all necessary transactions to close said contract and convey the appropriate deed therefore.

SECTION IV

That the Board of County Commissioners, Clermont County, Ohio hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Mr(s). Batchler seconded the motion and on roll call, the vote resulted as follows:

Mrs. Corcoran

Yes

Mr. Painter

Yes

Mrs. Batchler

Yes

This Resolution was duly passed on the 20th day of January, 2021.

ATTEST:

Holly Cruey

Holly Cruey, Clerk
Board of County Commissioners
Clermont County, Ohio

Date: 1/20/21

APPROVED AS TO FORM:

Allan L. Edwards

Allan Edwards
Assistant Prosecuting Attorney
Clermont County, Ohio

Date: 1-15-21